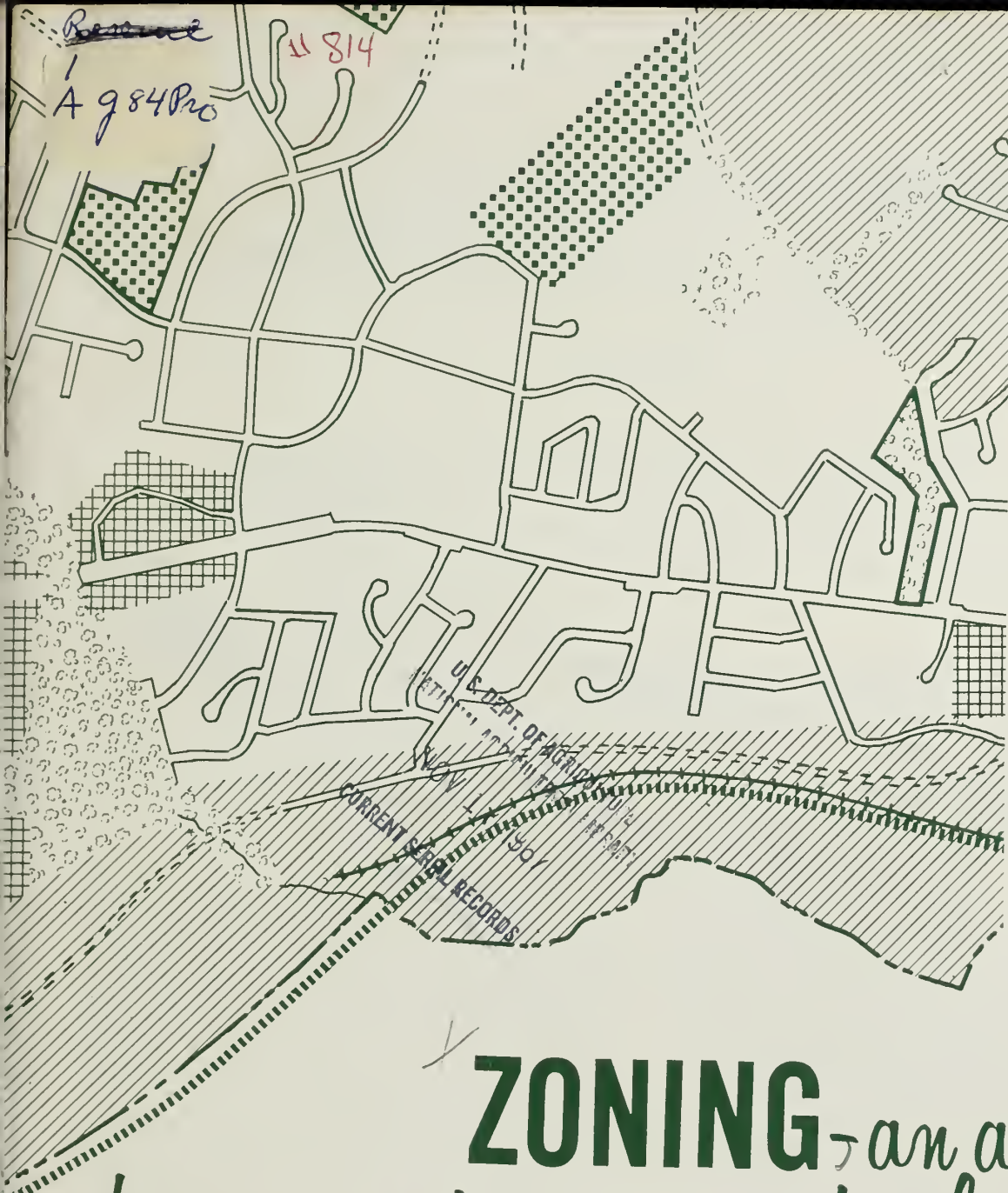


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ZONING an aid to community resource development

PA-814
Federal Extension Service-U. S. Department of Agriculture

ZONING

An Aid to Community Resource Development

Foreword

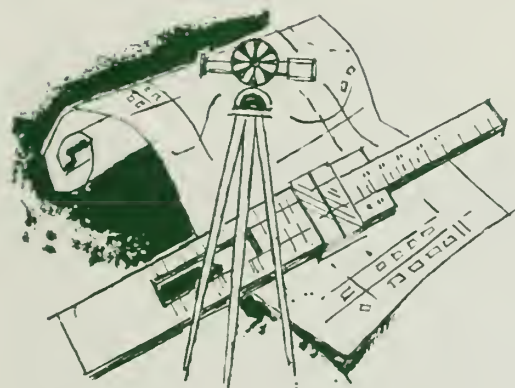
These suggestions are intended only as guides to understanding the planning and zoning process. State and local laws vary widely and land-use problems vary from community to community. Each planning and zoning program must be designed to fit local laws and needs.

CONTENTS

	Page
Zoning Objectives.....	3
Need for Zoning.....	4
The Zoning Process.....	5
Planning Commissions.....	6
Duties of Planning Commissions.....	6
Comprehensive Landuse Plans.....	6
Landuse Zoning Plans.....	7
Rezoning Applications.....	7
Subdivision Plats.....	8
Zoning Ordinances.....	8
Landuse Zones.....	9
Zoning Regulations.....	10
Special Landuse Permits.....	11
Planning and Zoning Administration.....	11
Important Facts and Problems.....	12
Financing and Technical Assistance.....	13
Selected References.....	14

A guide to understanding the objectives and process of landuse zoning and related functions of local government, in relation to Community Resource Development.

—by E. C. WEITZELL,
Resource Development Economist.



Zoning Objectives

Zoning is a method of controlling the use and development of land so as to yield the greatest benefits to all the people in a community. It is a method of dividing the land in a city or county into zones or areas for specific types of development, such as residential, business, or industry.

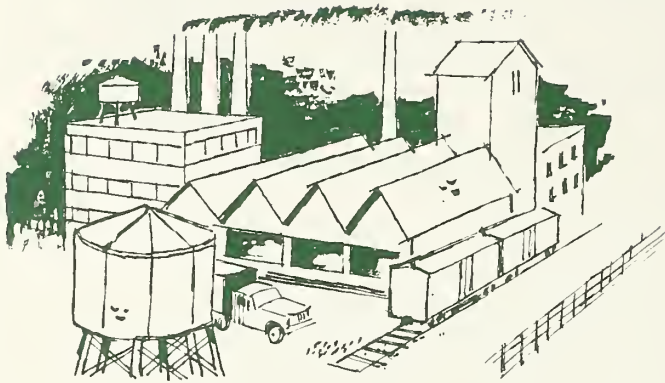
The aim of zoning is to protect landowners and the community from haphazard and careless development that may destroy land values and bring about undue discomfort to citizens. For example, without zoning, a single landowner might place a slaughterhouse or a junkyard in the midst of a residential community, destroying the value of existing properties. Or factories might be scattered over a community so that there is no suitable place for other types of development. The protection of farmlands against scattered and unplanned housing development is also an important problem, especially in suburban areas.

Zoning is a control over private property—for the benefit of all the people. It takes certain “sticks” from the bundle of private property rights and transfers them to local government.

Landuse zoning should not be confused with certain other controls over private property. For example:

- (a) *The power of eminent domain* permits Federal, State, and local governments and certain public utilities to purchase land and to obtain easements over private property, and to utilize condemnation procedures, if necessary.
- (b) *Building codes* are established to provide minimum requirements for foundations, structure, and quality of buildings.
- (c) *Covenants* are sometimes made a part of real estate deeds, requiring that future owners be prohibited from doing certain things. Covenants may be instituted by both private and public sellers of real property and become a permanent part of the deeds to such property.

All these restrictions are generally accepted controls over private property rights. In each case, some right is transferred to local government, a public utility, or reserved by former owners. In all cases, the aim is to provide certain benefits to the public or to other landowners.



Need for Zoning

The need for zoning often arises because of pending changes in landuse and the need to protect homes from industrial encroachment and agricultural land from subdivisions. Stable farm communities, such as those in the completely rural counties of the Great Plains, may have little or no need for zoning. Areas that are changing, increasing in population and industry, or that are threatened with "string towns" growing up along their highways may feel a very strong need for protection. There are all degrees of need for zoning in both rural and town areas.

The uncontrolled and unplanned expansion of housing subdivisions and commercial establishments into rural farming areas creates several types of problems.

First, problems are created for farmers—those who don't sell out to speculators but try to continue farming. Land values increase sharply and higher taxes follow. Soon farmlands are faced with assessments to provide sewers, streets, and other facilities for nonfarm development. In addition, it is not uncommon for subdivision developers to purchase the best agricultural land for housing.

Second, efforts to continue farming in the midst of scattered subdivisions often create problems for the nonfarm residents. Farms create unwelcome odors and noises that disturb residential development and often result in legal action. Farming and urban environments are incompatible from the standpoint of the use of many spray materials and other insect and disease control measures.

Some farm and forest lands are not suited to certain types of development because the soil structure is not adaptable to individual sewage disposal systems. Impervious soils result in surface accumulations of sewage

and water. Sound landuse planning and zoning can prevent this type of land from being used for the wrong purpose.

Good landuse planning and zoning can do much to keep the cost of local government and taxes at an optimum level. Unplanned scattered development necessitates higher costs for police, schools, fire protection, sewers, and all types of public improvements. The alternative is failure to render an adequate level of public service to these communities. Planning and zoning can aid in the orderly development of suburban rural lands, so as to render adequate public services at reasonable costs to the residents.

Zoning can be used to prevent undesirable development of flood plains. Too often lands along the rivers and streams are developed without regard to seasonal and periodic floods. The damages caused by floods can be minimized by prohibiting the development of residences, commercial establishments, and factories in these areas. Flood plains can be used for recreational and open space purposes that involve minimum investments subject to flood hazards.

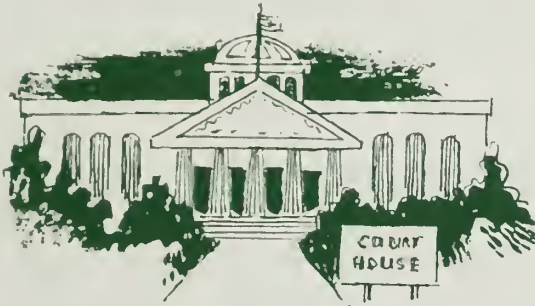
Historical and scenic areas can be protected and preserved through the zoning process. Special landuse zones can be established to provide restrictions that would preserve historical buildings and protect historical landmarks. Scenic and recreational areas can be protected against the intrusion of undesirable development that would destroy natural beauty and access to such areas.

One of the most recent needs for landuse zoning is to protect the lands around interstate highway interchanges. The tendency for all types of disorganized de-

velopment at highway intersections and interchanges can destroy land values and result in undesirable string towns, if everyone is free to do as he pleases. The interests of the entire community need to be protected.

Almost all cities and larger towns have zoning ordinances to guide the orderly development of their land. They have recognized that it is not desirable to

permit a mixture of gas stations, "honky tonk" joints, and residences, all in the same area. More recently, zoning ordinances have been adopted for guiding the development of rural areas, especially as they become urbanized. The protection of agricultural lands and rural residences and the guidance of rural industrial development are major objectives.



The Zoning Process

Landuse zoning is an extension of the police powers that are reserved to the States under the Constitution of the United States. This power is extended to the cities and counties through charters and enabling acts granted by the State legislatures. In turn, zoning becomes a function of local government.

Charters and State enabling laws normally authorize city and county governments to adopt and carry out zoning programs within specified limitations. State enabling acts may be applicable to all counties, or to certain classes of counties only, depending on the State. City and town charters, on the other hand, are initiated and sponsored as separate acts of the State legislatures.

On the basis of appropriate charter provisions or enabling acts, cities and counties, respectively, are free to take the next step—the adoption of a zoning ordinance or county law. Much thought and deliberation is needed in planning each step. It is advisable to get copies of successful charters and ordinances from other jurisdictions and to compare their provisions. The assistance of an attorney who is experienced in zoning law will be requisite.

Before attempting to adopt a zoning law, however, it is essential that a *planning and zoning commission* be established. This also may require revisions in city and town charters and in State enabling laws. In any event, local laws will need to be amended to provide for the establishment of a planning and zoning commission and setting forth appropriate procedures and powers for its operation. Provision also should be made for planning departments to do the staff work and to administer planning and zoning programs.

Zoning is not a one-time task. It is a continuous activity—with many changes needed as development progresses. There is also need for continuous supervision and enforcement of the respective zoning provisions.

Zoning ordinances or laws are usually prepared by a committee of local government officials and citizen leaders, under the guidance of the city or county attorney. It is highly important that citizen participation be as broadly representative of the various interest groups as practicable. This will insure wide understanding on the part of community leaders and should result in the formulation of a law that will fulfill the needs of the community.



Planning Commissions

The next step in activating a landuse planning and zoning program is to establish a *planning commission*. This must be authorized in the enabling legislation and establishment by municipal or county ordinance. Planning commissions usually consist of five or seven members appointed by the local governing body—council or commissioners. Ideally, a seven-man commission would consist of five citizen members, with the remaining two selected to represent the legal profession and the *zoning appeals board* (described below). Planning commissions normally elect their own chairmen from the citizen members and meet once per month and more often as needed. Members serve without compensation and should be appointed on a staggered basis so the turnover is not abrupt.

DUTIES OF PLANNING COMMISSIONS

Generally, the work of planning commissions is more or less advisory to the governing body. In other words, commissions recommend the adoption of landuse and zoning plans to the county commissioners and town councils as laws or ordinances. Changes in zoning and other major aspects of planning are likewise subject to action of governing bodies.

However, planning commissions may be granted authority to give final approval to subdivisions, site plans, and other planning activities that are guided by established rules and regulations. Appeals of commission decisions are normally taken to the governing bodies for final decisions. The following functions are the major activities of modern planning commissions:

Comprehensive Landuse Plans

Planning must come first. Good zoning depends on good planning. Zoning is a method of carrying out a landuse plan. If community leaders understand and agree with the plan, they will support the implementation of the plan through a democratic zoning program.

The first step in preparing a landuse plan is to provide adequate base studies and materials. Accurate base maps indicating streams, lakes, and other physical features are essential. Topography, geology, and soil characteristics also are required by modern planning. Aerial photographic maps are available in most areas, as a basis for the preparation of landownership maps and current landuse maps.

We can plan for the future only if we have adequate knowledge of the present and our basic resources.

A *comprehensive landuse plan* should indicate the general areas that are the most suitable for the several types of development—including residential, commercial, and industrial. It should indicate desirable reservations for public uses such as schools, recreation, and other institutions. The landuse plan should be accompanied by plans for streets and highways, for public institutions, and for other major community facilities. Altogether, these plans are usually designated as a *Master Plan*. It is used as a basis for establishing and amending a zoning plan from time to time. Actually, zoning is a method of implementing a good landuse plan.

The Master Plan is a generalized plan which charts the direction of physical development. When planning for the future, it is impossible to anticipate the many specific physical development needs and opportunities that may arise. More detailed plans and changes in

zoning will be desirable as the land gets "ripe" for development. Master plans and the zoning patterns should be under constant review—and it is highly desirable that the ordinance provide for a thorough overall review every 2 to 3 years, depending on the degree of change that is taking place in the area.

The Master Plan should include a current landuse map, showing present use by individual tracts and ownership. (These cannot be changed by zoning. Only as changes are proposed can zoning become effective.) The basic feature of the plan should be a generalized map of projected or proposed *future* landuse. This should be considered as a basic guide to the zoning process.

The procedure for preparing a Master Landuse and Facility Plan should be established by law. It is highly important that ample public hearings be held in order to provide community leaders an opportunity to react to the proposed plan. They should have a role in formulating the criteria and policies to be used in designing a workable plan. It is equally important that the local governing body fully consider the plan and adopt it by ordinance. Without the full backing and support of local government, a planning commission cannot be effective.

Landuse Zoning Plans

Zoning plans should be based on the *Master Plan* and thorough studies of population growth, location factors, land values, soil types, and other factors influencing landuse. It should reflect adequate consideration of the need for schools, libraries, parks and playgrounds, historic landmarks, and the preservation of open space. In short, the zoning plan should be designed to guide the development of land resources in their highest and best use, in terms of the interests of the property owners and the welfare of the community as a whole.

The interests of property owners are of the utmost importance and should be modified only in terms of identifiable public values. If a zoning program is to be successful it must have widespread public support, including that of the major property owners.

As in the case of landuse plans, the preparation of zoning plans should include adequate opportunity for landowners and all citizens to understand the proposed plans and to present their views. This is done through a systematic schedule of public hearings conducted by

both the planning commission and the governing body, as provided by law. On the basis of the views presented in such hearings and the best judgment available, the planning commission is able to adopt a zoning proposal and recommend it to the governing body for final adoption as law.

Again it should be clearly observed that zoning cannot be static. Zoning plans should be thoroughly reviewed and brought up-to-date every 3 to 5 years, depending on the rate of growth taking place in the community. In the meantime, provision should be made for the consideration of rezoning requests on a regularly scheduled basis.

Rezoning Applications

The planning commission should establish an advance schedule for rezoning hearings in order that property owners and developers may schedule their work. It is then the responsibility of the planning department staff to receive and prepare applications for public hearings by both the commission and the governing body.

Consideration and processing of *rezoning applications* is a continuous process. Zoning must be flexible in terms of desired changes that cannot be foreseen and that are necessary in order to facilitate optimum development of land resources. In a rapidly growing community, the opportunity to present rezoning applications may be on a quarterly basis, while more stable communities may be able to get along with annual or biennial rezonings.

Rezoning is a tedious process and often involves severe interest conflicts among property owners. Property owners and developers, who wish to obtain the highest price for their land, are frequently "pitted" against the neighbors who want no change. The job of the planners and local government is to weigh the opposing arguments and to make fair decisions.

Zoning laws usually give citizen groups a strong hand by providing that rezoning cannot be done if 50 percent of the adjoining owners object. Citizen planning commissions also may be strengthened by provisions that their decisions can be reversed only by a three-fourth vote of the governing body—or similar types of safeguards.

Zoning cannot be capricious to the point of refusing to allow any reasonable development of private property. Unless an identifiable public interest is at stake, the courts provide private property owners with pro-

tection to their rights to develop and utilize their properties in a reasonable fashion. *Consequently, a keen balance between public and private interests must be maintained at all times.*

Subdivision Plats

The review and approval (or disapproval) of plans to subdivide and develop lands in accordance with zoning regulations and requirements is a continuous function of planning commissions and their staffs. Routine subdivisions and amendments are usually processed by the staff, and a committee of the commission, with the approval of the chairman and the director of planning. But all complicated plats, and those involv-

ing exceptions or controversy, should be fully considered by the planning commission in public session. This process is actually a phase of the enforcement of the zoning regulations.

Planning commissions also may be given other tasks associated with local government. For example, capital improvement budgets may be reviewed and recommended to the governing body. And they may be asked to assume a substantial role in the processing of site and occupancy permits. Administrative tasks of this type, however, should be handled by the administrative staff, except as complications arise. Otherwise planning commissions become so overburdened with detailed administrative chores that the planning and zoning activities do not receive adequate attention.



Zoning Ordinances

A *zoning ordinance* or law, duly adopted by the local government—county or municipal, is the basis for administering landuse zoning. It consists of three major parts: (1) A map of the city or county, showing the various zones that have been adopted; (2) a description of the zones and the subdivision regulations applicable to each; and (3) the administrative provisions for zoning and rezoning with respect to applications, advertising, public hearings, citizen participation, and powers of the respective city bodies.

Zoning ordinances may be quite simple or highly complicated. Densely populated areas usually require much more complex zoning programs than rural counties. We might imagine a completely rural county that would require only two zones—one for agriculture, where scattered residences would be allowed; and

another for forest, wherein settlement would not be permitted. In contrast, a modern growing city might require a dozen or more distinct zones.

The *zoning map* should be on the same scale as the landuse maps and be prepared as overlays if possible. They must be available for reference by the public and should be published in limited quantities for official use and educational purposes.

Zoning maps should indicate the exact boundaries of the respective zones. Consequently, it is highly preferable that landuse zones be delineated on the basis of property lines, streets or roadways, streams, or other natural features that can be readily identified. In this manner, zoning should be a refinement of the generalized landuse map, indicating to each owner the exact status of his property.

LANDUSE ZONES

Landuse zones are established as a basis for guiding the orderly development of natural resources. Within each zone, local government provides for the types of development that are considered to be the most advantageous to the area and its residents. The aim is to achieve the highest potential use and value of *all* the land resources in the area. Emphasis is placed on the word "all," because at any particular time an individual owner might not be able to develop his land for some use that might appear to be an unusually good opportunity. At the same time, this use might be detrimental to the value of surrounding lands. For example, an industry might be willing to pay a very high price for a site within a fine residential area, but if this is allowed the value of surrounding houses might suffer substantially. Zoning protects all landowners from unreasonable exploitation by an individual owner.

The following list of possible zones are suggestions only. In all probability, all of them would not be used in any particular county or municipality. Open rural counties might use a few zones, while an expanding municipality might utilize most of the suggested categories. And in some cases, a more detailed breakdown of zones may be desirable.

In general, a comprehensive zoning program might consist of the following categories:

- I. Open Lands:
 - A. Agricultural.
 - B. Recreational and Open Space.
 - C. Forests (commercial).
 - D. Other Lands.
- II. Residential Lands:
 - A. Detached Residential—
 - 1. 1- to 5-acre limits.
 - 2. 20,000 square feet.
 - 3. 12,000 square feet.
 - 4. 8,000 square feet.
 - 5. Special residential areas (trailer courts, etc.).
 - B. Multifamily Residential—
 - 1. Semidetached and/or duplex (two family).
 - 2. Garden apartments.
 - 3. Townhouses.
 - 4. High-rise apartments.

III. Commercial Lands (offices and businesses) :

- A. Small Commercial.
- B. Large Commercial.
- C. Combination High-Rise Residential and Small Commercial.

IV. Industrial Lands:

- A. Light Industry.
- B. Heavy Industry.
- C. Industrial Parks.

V. Combination Planned Units:

- A. Community Units.
- B. Special Planned Areas.

The breakdown of the major zones may be varied as needed. In some areas, it may be deemed desirable to establish exclusive agricultural zones, in order to protect certain types of lands for farms and orchards. In others, nonfarm residences may be allowed, as a transitional type of development. Special zones may be established to protect watersheds, scenic areas, and recreational areas. Flood plains may be set aside as "open space" or recreational lands, in order to minimize losses. Lakes and lake shores may be put in special restrictive zones for the protection of the water against pollution and for the protection of recreational values.

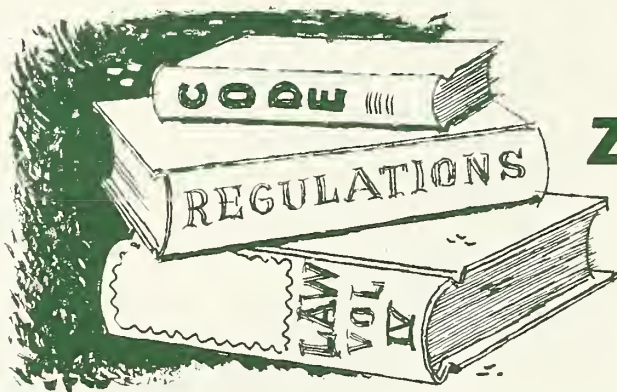
In the case of residential lands, some jurisdictions may wish to have lower minimum lot sizes. Others may not wish to permit rowhouses or high-rise apartments. Still others may wish to establish different breakdowns for commercial and industrial landuses.

Many planning commissions use descriptive symbols to number the several zones. For example, the symbol for all residential zones might be "R" followed by a size designation such as R-8—indicating residential lots of at least 8,000 square feet. Commercial zones might be designated as C-1 and C-2, indicating small- and large-commercial enterprises. A similar designation might be used for industrial zones—e.g., I-1 and I-2 for light and heavy industries.

It has been customary to rate the above zones as "higher" and "lower" in a descending sequence, and to permit any of the higher *uses* in the lower zones. Thus, residences have normally been permitted in commercial and industrial zones without special permits, but the reverse has not been true. Likewise, hospitals, churches, and schools have normally been permitted in any zone. However, these practices are being questioned in modern well-planned communities for

several reasons. For example, if high-rise apartments are permitted on all "commercial" lands, developers are free to increase the density of settlement without regard to many corollary phases of community planning. The promiscuous location of high-density hous-

ing, hospitals, churches, and schools may create acute problems relative to traffic, sewerage, parks, and other public facilities. Therefore, they should be permitted only in those locations that have been planned to take care of their special needs.



Zoning Regulations

Carefully prepared *regulations* are essential to a good zoning ordinance. They indicate the character of the development that will be allowed in each zone and provide the rules and procedures for administering the zoning law. The following items are usually included:

A. Types of Development and Uses Permitted in Each Zone;

1. Limitations on certain obnoxious types of development and land use within each zone.
2. Special uses allowed in respective zones under special-use permits—
 - (a) Provision of special-use permits with respect to time, violations, and cancellation.

B. Subdivision Regulations:

1. Rules for submitting subdivision plans and approvals by planning commissions and governing body.
2. Minimum lot sizes and dimensions allowed.
3. Building setbacks and side-yard required.
4. Public improvements, including streets, sidewalks, curbs and gutters, sewers, etc., and cost sharing required.
5. Frontage requirements.

6. Public utilities—location and types of construction allowed.
7. Offstreet parking requirements.
8. Other restrictions and requirements.

C. Building Requirements:

1. Height restrictions.
2. Land-floor area ratios required.
3. Building design (usually applicable only in special areas of historical significance).
4. Occupancy permits required.
5. Ingress and egress requirements.
6. Parking requirements.

D. Zoning Procedures:

1. Applications for zoning and rezoning.
2. Advertising, public hearings, and other processing requirements, by planning commission and local governing body.
3. Requirements for approval and disapproval (percentage vote and special conditions).
4. Appeal conditions and requirements.
5. Frequency of zoning hearings.
6. Nonconforming uses.
7. Others.

E. Zoning Appeals:

1. Provisions for a Zoning Appeals Board to consider "hardship" cases and variances from the established rules and regulations.

F. Provisions for Updating Master Landuse and Zoning Programs:

1. Frequency.
2. Procedures.
3. Requirements.

G. Site Plans:

1. Requirements.
2. Procedures.
3. Review by staff and planning commission.

H. Inspection and Enforcement:

1. Provisions for access to private property, enforcement regulations, and penalties for violations.

SPECIAL LANDUSE PERMITS

Certain types of uses may not be allowed in any zone without special evaluation and certification. In this manner landuses that may be obnoxious in any location are subjected to limitations and controls that permit cancellation if violations occur. For example, gasoline stations should be subject to special-use permits, regardless of zoning because of the dangers inherent in this type of operation. Shortwave radio installations, sanitary landfills, dumps, swimming pools, incinerators, oil refineries, chemical plants, drycleaners, and many other uses that may generate safety or other problems should be allowed only by special-use permits. This type of permit may be issued for a specific time period or on an indefinite basis, depending on the circumstances. Renewal and continuation should depend on performance of the permitholders in accordance with provisions of the permit.

Planning and Zoning Administration

A qualified administrator is essential to the success of a landuse zoning program. Zoning is a continuous function, especially in a fast growing community. And it is a *specialized* task that should not be left to untrained people.

The importance of a professional planning staff cannot be overemphasized. A citizens' planning and zoning commission cannot be effective unless it has competent staff assistance to prepare planning proposals. It is always necessary to put alternative ideas and plans on paper for consideration. The staff serves the governing body and the planning commission in performing this function, and in preparing final documents for official action.

It is also essential that competent assistance be provided to landowners, developers, and the public, in connection with planning and zoning matters. The administration of planning and zoning requires interpretations of the zoning ordinances, technical assistance to landowners and developers in preparing zoning applications, special-use permits, subdivision plans and site plans, and information to interested citizens and

organizations relative to planning and zoning matters. The size and training of the staff will depend on the needs of each situation.

It is essential that the entire zoning process be kept close to the people and their concerns. The importance of citizen leader participation as planning and zoning commission members cannot be overemphasized. Otherwise zoning may degenerate into a competition of special interest groups that have no direct concern with the general welfare.

Well advertised and managed public hearings are another requisite to a good landuse program. The exchange of views and the chance to present all sides of a zoning issue will contribute much to the success of a zoning program. *The people must be able to see and appreciate the value of zoning as a solution to community problems.*

An objective *Zoning Appeals Board* is just as essential as a good planning and zoning commission. Here again citizen membership and participation are paramount. The job of an Appeals Board is to consider the many detailed variances from the zoning regulations

that may be needed. It is impractical to provide for all of these in the ordinance and many cannot be anticipated. It is highly important that zoning be administered as much in keeping with the needs and convenience of property owners as possible, while maintaining the public good.

Zoning will require *enforcement* measures in those cases where violations occur. Consequently, it is essential that the Zoning Administrator make periodic in-

spections of landuse, special-use permits, and site developments. Violations will be handled in accordance with provisions in the respective ordinances.

Landuse zoning is a most essential element of local government in every modern American community. It is the basis for systematic and orderly community growth. It is the only way to provide reasonable protection against developers who would destroy the property of others for their own selfish gain.

Important Facts and Problems

Zoning is not retroactive. That is, it cannot be made to compel a property owner to cease present landuse. Any on-going landuse which is not consistent with the new zone usually may continue indefinitely—until the use ceases. Any change must conform to the zoning requirement!

“Spot” zoning may be a problem. There is always a tendency for local governments to relent to pressures from landowners and developers in favor of permitting a service station, a store, or a factory in the midst of a residential area. Spot zoning degrades the value of surrounding property and weakens the entire zoning program. It should be avoided to the maximum possible extent.

Fear of zoning results from misunderstanding. A good zoning program is based on a landuse plan that establishes the highest and best use for the various geographic areas. Zoning provides a degree of assurance that this highest and best use will be achieved and that overall land values will be maximized.

Zoning provides a systematic basis for administering a good landuse program. A zoning program must grow and develop with the community. New and unforeseen opportunities make changes in the zoning pattern desirable. Refinements in zoning are frequently needed to permit maximum community development.

Good zoning depends on good administration. The officials of local government can be impartial and fair, or they can be the opposite. Maximum citizen participation in the zoning process and an adequately protected citizens’ planning commission are desirable safeguards in this respect.

Zoning prevents development problems. It cannot force a factory with bad odors to relocate. It cannot stop a noisy warehouse from operating in a residential neighborhood. But zoning can prevent them from locating there in the first place. Zoning prevents problems from getting started!

Planning is needed. Planning a town or a community is just as important as planning a new house or a business. String-towns, consisting of a mixture of homes, gas stations, beer saloons, farm stores, and factories are the result of failure to plan. Most communities do not want this to happen. Zoning is the way to stop it—especially along new highways.

Zoning does not control construction costs. The cost of a house or other buildings is not involved in zoning. A landowner or developer may build an expensive or low-cost house, as he chooses, as long as he observes the subdivision regulations for the particular zone.

Zoning can control signs and billboards. Road signs and outdoor advertising can be controlled through appropriate zoning regulations. The location, size, and design may be limited. All large signs should be authorized only by special-use permits.

Education is required. Before proceeding with plans for a landuse planning and zoning program, they should be thoroughly discussed and debated in the community. The press, radio, and television programs should present these ideas to everyone. The effect on property owners and the value of planning and zoning should be understood. Citizens should understand the probable results of failure to plan and zone.

Zoning does not prohibit farming. Generally, landuse zoning does not limit the use of farmlands, unless subdivisions are allowed to develop in the midst of farming areas. If the latter is done, the noise and odor of some farm operations may be obnoxious to the neighbors. Poultry houses, horse barns, and pigpens are typical examples.

Planning and zoning are American. Planning and zoning have been a part of city and town development for more than 300 years. More than 2,000 counties in the United States have been granted zoning powers by their State legislatures. It is not something new! It is a method to protect the interests of landowners and entire communities.

Financing and Technical Assistance

Planning and zoning are normally financed by local governments from general tax revenues. However, grants to assist in making comprehensive base plans for entire communities may be obtained from the Department of Housing and Urban Development through the respective State planning agencies. These are generally known as "701 funds," and are obtained through State departments of planning and development. Other sources of technical assistance and planning funds in-

clude the Economic Development Administration, U.S. Department of Commerce.

Technical assistance and guidance may be obtained from your local Extension Office, from a neighboring city or county government, or from your State planning agency. The National Association of Counties in Washington, D.C., provides model enabling acts, ordinances, and other useful educational materials relative to planning and zoning. Similar services are provided by the National League of Cities.

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